



Community Board 7

Borough of Queens

Auburndale, Bay Terrace, Beechhurst, Clearview, College Point, Downtown Flushing, East Flushing, Flushing, Malba, Murray Hill, Queensborough Hill, Whitestone, Linden Hill, and Willets Point

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Donovan Richards, Jr.
Queens Borough President

Eugene T. Kelty Jr.
Chairperson
Marilyn McAndrews
District Manager

COMMUNITY BOARD #7 PUBLIC HEARING & REGULAR MEETING

Monday, January 8, 2024

Meeting was held in the basement of St Luke Church, 16-34 Clintonville Street

PRESENT

Charles Apelian

James Cervino

Kaily Cheng

Michael Cheng

Kim Cody

Nicholas Corrado

Arlene Fleishman

Richard Forman

Fred Fu

Doreen Gatanas

Vincent Gianelli

Pablo Hernandez

Cody Herrmann

Jeff Huang

Lawrence Hughes

Eugene Kelty

Phil Konigsberg

Esther Lee

Wendy Louie

Frank Macchio

Betsy Mak

Rev. Richard McEachern

Barbara McHugh

Selma Moses

John Park

Terence Park

Yacov Pshtissky

Frank Quatela

Paul Rifino

Warren Schreiber

Kevin Shields

Matthew Silverstein

Josh Sussman

Joseph Sweeney

Saleem Syed

John Tsavalos

Peter Tu

Harpreet Wahan

Clarissa Wong

Lulu Yang

Dian Yu

Lei Zhao

Jie Zhu

Absent: Wensong Li

Excused: Michelle Miao, Sergio Nicolich, Millicent O'Meally, Kris Ram, Maggie Wong, Linna Yu

COMMUNITY BOARD #7 STAFF

Marilyn McAndrews, District Manager

Mary O'Neill, Community Coordinator

Anne Krzyzanowski, Community Assistant

Elected Officials

Angela Sherpa – Congresswoman Ocasio-Cortez's office

Susan Liu – Congresswoman Meng's office

Richard Gus Huiskamp – State Senator Stavisky's office

Ashley Lin - State Senator John Liu's office

Charles Wohlgemuth – Assemblyman Berger's office

Koshy O. Thomas - Assemblyman Braunstein's office

Susannah Lio – Assemblywoman Rozic's office

Anthony Iuliano – Mayor's office

Alexis Winters - Councilwoman Paladino

Konstantinos Poulidis - Councilwoman Paladino

Xin Wu – Councilwoman Ung's office

Judge Wendy Li

Georgia Katsalis - Queens Brought President's office

Chairman Eugene Kelty opened meeting at 7 pm. Pledge of Allegiance to our Flag and a moment of silence in honor of all who fought for our freedom and our country and never forget those who gave their lives for our freedom.

Attendance was taken with (43) Present (1) Absent (6) Excused

Announcements from Elected Officials.

Announcements from Chairman Kelty

Approval of October, November & December 2023 minutes

Public Hearing

10-02 Clintonville Street, Flushing - BSA CALENDAR'S #234-56-BZ – Amendment to the existing automotive service station to convert the existing building to a convenience store.

Frank Quatela, Land Use Chair

The applicant wants to convert the automotive repair building into a Dunkin Donuts. He is moving the franchise from 10-29 Clintonville Street. This will involve a full rehab of the building and will include storefront signage, indoor dining, kitchen in the rear and two (2) bathrooms, one bathroom will be for the restaurant employees and the other for the gas station. There will be 2 parking spaces in the front. The hours of operation will be 5am - 10pm for both the gas station and the Dunkin Donuts. Our CB 7 Land Use Committee requested that the clothes bins be move to the other side of the building and that the customer's bathroom be moved inside the building.

Eric Palatnik: The indoor bathroom will be for employees only. It's not for the general public use. If a customer asks to use the inside bathroom, they will allow them. According to NYS every gas station must have a bathroom. One bathroom must be accessible from the outside. Mr. Shah said he will keep the outside bathroom clean. The door will be locked, and he will watch who goes into the bathroom.

Lulu Yang: Will the gas station & the Dunkin Donuts have the same owner?

Eric Palatnik: These are two different businesses. They will have different managers. Mr. Shah will own both.

Kim Cody: Why can't the outside bathroom door be located inside?

Eric Palatnik: If someone does not feel safe outside, they can ask to use the inside bathroom. They will have cameras monitoring this location.

Paul Rifino: What is the reason for the vapor barrier? Will there be monitoring and a follow-up a year later?

Eric Palatnik: It is required, because of the gas station.

James Cervino: Is there an SSD or ventilation system?

Eric Palatnik: I don't believe there is one.

Frank Quatela: I mentioned in the committee report that this site was last cleaned in 2002.

Eric Palatnik: There is no problem with the site, the vapor barriers will be placed as a precaution. I don't believe there are any contamination leaks, but we will double check.

Paul Rifino: There were hydraulic lifts in the ground and a sub-grade oil tank that have to be remediated.

James Cervino: What tanks are currently there? What will be removed?

Eric Palatnik: I don't think they are removing tanks. We will share with you any environmental issues we find. BSA will require we comply with all regulations and submit all reports to the NYC Buildings Department. NYC DEP will oversee this project and must approve remediation before NYC DOB permits are issued.

Betsy Mak: This location has some DOB violations. Will BSA approve this with the existing open violations?

Eric Palatnik: I was not aware of the violations; I will look into this.

Chairman Kelty: How will cars be able to maneuver into the parking spots at the building for Dunkin Donuts?

Eric Palatnik: There is room to get into the parking spots.

Frank Quatela: The owners agreed to the following recommendations that our Committee approved 8-0.

- Amend the hours of operation to 5am – 10pm
- The clothing bins will be removed.
- Two additional parking spaces will be added to create (4) total parking spaces.
- A vapor barrier will be installed.
- The applicant must provide environmental reports.

The Committee also asked for the outdoor bathroom door be moved indoors, but the owners have not agreed to this.

Chairman Kelty: I am making a friendly motion that the exterior bathroom door be moved to inside the building.

The motion is to approve with the above amended friendly motion, seconded by Charles Apelian.

42 – In favor
0 – Against

1 – Abstentions
0 – No vote

7 - Absent

Executive Committee Elections 2024

Candidates for **Chair - Gene Kelty**

With no nominations from the floor, the vote count is:

43 Votes for **Gene Kelty**
7 Absent

Candidates for **First Vice-Chair - Charles Apelian**

With no nominations from the floor, the vote count is:

43 Votes for **Charles Apelian**
7 Absent

Candidates for **Second Vice-Chair – Warren Schreiber**

Betsy Mak was nominated from the floor. The vote count is:

29 Votes for **Warren Schreiber**
14 Votes for **Betsy Mak**
7 Absent

Candidate for **Third Vice-Chair – Frank Macchio**

With no nominations from the floor, the vote count is:

43 Votes for **Frank Macchio**
7 Absent

Candidates for **Fourth Vice-Chair & Secretary – Lei Zhao**

Betsy Mak was nominated from the floor. The vote count is:

- 27** Votes for **Lei Zhao**
- 15** Votes for **Betsy Mak**
- 1** – Non-voting
- 7** Absent

The CB7Q Executive Members for 2023 are:

Eugene Kelty, Chairman
Charles Apelian, First Vice-Chair
Warren Schreiber, Second Vice-Chair
Frank Macchio, Third Vice-Chair
Lei Zhao, Fourth Vice- Chair

Public Participation:

Judge Wendy Li is a NYC Civil Court Judge, running for Queens Surrogate’s Court

Cody Herrmann: CB 7 creates an environment where the public doesn’t feel comfortable speaking to us. At our December 2023 Willets Point meeting there were 20-30 demonstrators who wanted to speak, but felt they wouldn’t be heard. I hope we do more to welcome people who have different viewpoints.

Chairman Kelty: Offended by Cody’s comments. She never approached him as the Chair with any issue.

Emily Kim, Founder & CEO and **Jennifer Duran** Director of Family Outreach & Founding Member of Zeta Charter School spoke about proposing a new charter school in School District 25. They have schools in the Bronx and Manhattan. They serve Pre-K to 6th grade students.

Pablo Hernandez spoke about the January 1st accident on the Cross Island Parkway. Since 2018 he has advocated for an early warning system which can inform the drivers about the curve which is known as ‘dead man’s curve’.

Steve Zhang: He is a junior at Columbia studying Political Science, working on Wendy Li’s campaign.

Chuck Apelian: I spoke to the people protesting outside of our December 2023 Willets Point Meeting. I did the same in 2008 when there were over 500 people protesting outside. At our December 2023 Meeting, numerous protestors were misinformed about the Phase II project and many insisted they knew the project better than I did. I asked them to come inside to speak, but they choose to remain outside and protest.

Arlene Fleishman: Opposed to Charter Schools. They operate privately and funding is taken from the public school budget. They are restrict the children they accept. I will fight to keep charter schools out of District 25.

Meeting ended: 10pm
Respectfully Submitted by
Anne Krzyzanowski,
Community Assistant